

Making Small Work of Large Brownfield Projects

The Uniroyal Project

Mishawaka, IN

Mayor Jeff Rea

Some of the Basics

- Mishawaka population 49,600
- Staff of One to work on brownfields
- Uniroyal Property
 - 53 Buildings
 - 2 Million Square feet
 - 3,000 linear feet of River Frontage
 - Industrial uses since 1830's
 - Company Bankrupt





*"Ball Band" Rubber and Woolen Mfg. Co.
Mishawaka, Indiana*



























Video Courtesy of:







Uniroyal Issues

- Control of Property
- Environmental Issues
- Back Taxes (\$4 Mil)
- Costs of Clean-up/Demolition
- How to pay ?
- End Use
- Surrounding Properties
- Staff time and resources
- Partners

Our Partners

- Legal Counsel
- Environmental Consultant
- EPA
- IDEM
- IFA
- City Staff
- DOJ
- State of Indiana
- Federal Government
- Contractor

How did we Pay?

- State Brownfield Site Assessment
- TIF
- State Brownfield Loan
- EPA
- ISTEA
- CMAQ
- CDBG
- City Funds























Conclusion- Lessons Learned

- Patience- These things take time.
- Assemble the right team
- Think outside of the box
- Stick with your vision
- Involve the Community
- Don't make it a Science Project
- Hard Work

Thank You

For more Information
Contact Mayor Jeff Rea
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Or visit www.Mishawakacity.com